89 Northfield Avenue, Cambridge, CB4 2LG

Guide Price £440,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXCEPTIONAL, BEAUTIFULLY PRESENTED BRAND NEW THREE-BEDROOM MID-TERRACED PROPERTY OFFERING MODERN LIVING ACROSS A THOUGHTFULLY DESIGNED LAYOUT. READY FOR OCCUPATION.

- 3 bedrooms, 1 bathroom
- Air source heat pump to underfloor heating
- Enclosed landscaped rear garden
- EV charging point
- Brand new
- 1,002.2 sqft / 93.1 sqm
- Mechanical ventilation heat recovery system
- Off street parking for 1 car
- 10 year Advantage warranty

The property forms part of this exciting new development of just nine stunning, high-quality contemporary homes built using stylish architecture and carefully chosen materials to create well-thought-out, comfortable accommodation, situated in a small private development.

The ground floor features a welcoming entrance hall leading into spacious open-plan kitchen, dining and living area. The contemporary kitchen is designed in a sleek U-shaped layout with peninsula ideal for informal dining, with Quartz worktops, 1.5 bowl sink with mixer tap, a range of base and eye level cabinetry, integrated appliances to include oven, induction hob with overhead extractor, dishwasher, fridge and freezer. The kitchen is complemented with a useful utility room off the living space, which is a continuation of the same finishes, with space for a washer-dryer and leading to a separate downstairs WC.

The living space is flooded with natural light with a large, double-glazed window to the front and full height sliding doors to the rear; allowing the living space to extend outside to the patio and garden.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes and sliding mirrored doors. Bedroom one further benefits from double aspect windows. There is also a stylish family bathroom fitted with a three-piece suite with shower over bath. A landing with airing cupboard completes the first floor.

Outside the rear garden is mostly laid to lawn, with a porcelain patio area and large bike/garden store. The property benefits from one allocated parking space with induvial EV charging point.

There will be a management company in place for the maintenance of the communal parking area, this will be owned equally by the 5 three bedroom properties (plots 1-5). The annual cost per property is estimated at £250 per annum.

Agent's note
Please note that the internal photography is of the show home, 83 Northfield Avenue.

Location
Northfield Avenue sits in a popular residential pocket of Cambridge, about 1.5 miles north from the city centre. With easy access to shops, cafés, green spaces and transport links, it’s a well-connected location that balances everyday convenience with a quieter setting. It is well placed for access to Cambridge Science Park, Cambridge North Railway Station and the A14. Local shopping facilities are available in the immediate area, as well as on Milton Road. A doctor's surgery and good schooling is close by.

Tenure
Freehold

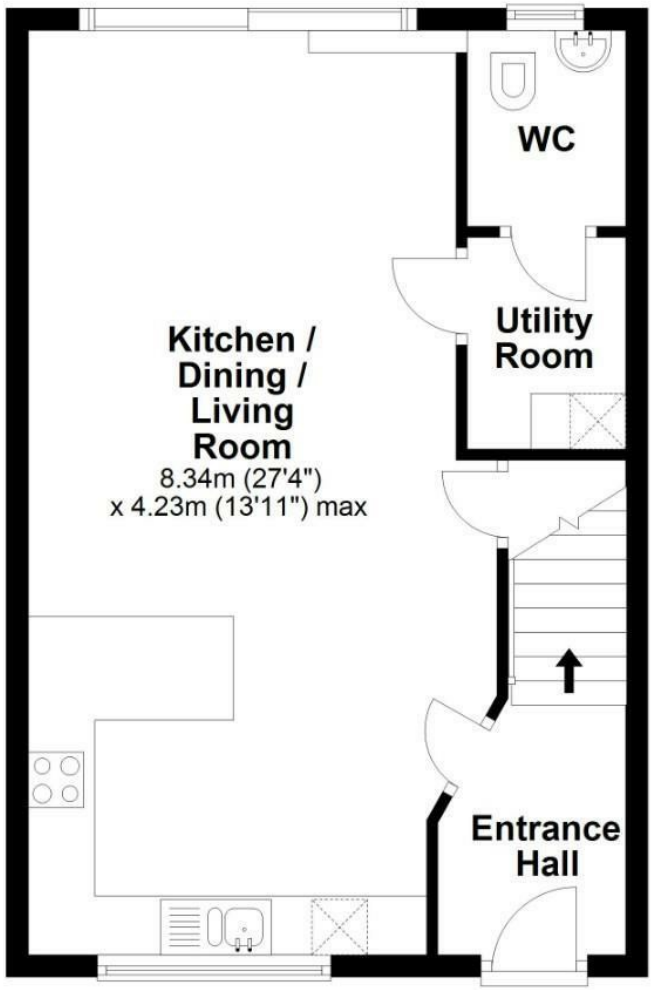
Services
Main services connected include: water, electricity and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band -

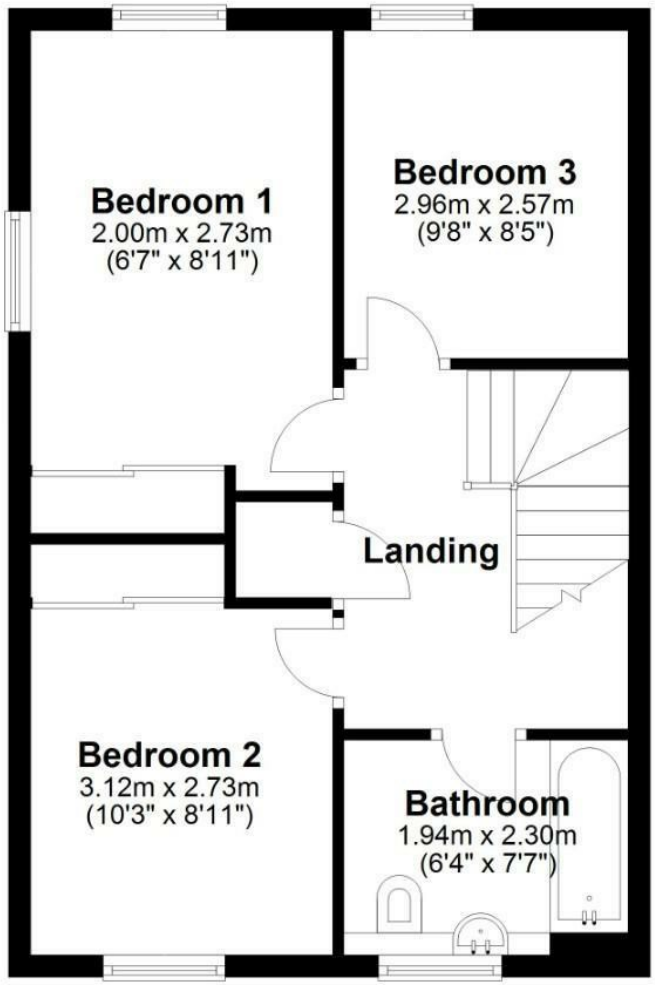
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.

Ground Floor
Approx. 46.6 sq. metres (501.3 sq. feet)

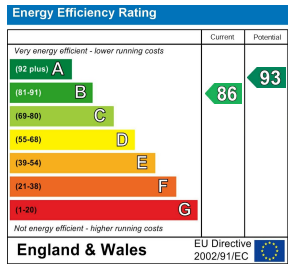


First Floor
Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.